

Angela Farm Frequently Asked Questions

- Q. How many management units are available for bid and how many can I bid on?
- A. There are a total of 9 Management Units (MU's); eight are agricultural leases and one is a grazing lease. You can bid on as many MU's as you would like. If you are only interested in specific MU's and don't wish to receive bid packets for the remaining MU's please let us know so that we can cut down on paperwork. Otherwise we will mail bid packets for all 9 MU's.
- Q. What is the lease term?
- A. The Lease term is 10 years. If at the end of the 10-year lease term you are in good standing with the terms of your lease with no management issues you will be granted a preference right at the time of renewal
- Q. How will the bid process work?
- A. The 8 MU's that are Agricultural Leases will be bid on a cash basis with a minimum bid of \$20/acre and a bid deposit of \$20/acre required at the time of bid submission. Successful and unsuccessful bidders will have their entire bid deposit refunded shortly after bids are awarded. The entire bid amount will be due on November 15 for successful bidders.
- Management Unit 7 is a grazing unit and shall be bid on an AUM basis with the minimum bid being \$11.03/AUM and 100% of the bid amount due as a bid deposit with your bid. The bid deposit for the successful bidder will be cashed at the time of receipt. Bid deposits for unsuccessful bidders will be refunded shortly after bids are awarded. All bid deposits must be in the form of a certified check i.e. a bank check or cashier's check.
- Q. Why a cash lease and not a crop share?
- A. Cash leases are simpler, especially for a property of this size and it provides for a more predictable stream of revenue for the trust beneficiaries. It is also a predictable cost for the producer and it allows for the producer to claim 100% of any farm program payments and crop insurance payments. The producer also retains complete flexibility in the marketing of their crop.
- Q. Is there grazing land available for lease?
- A. As stated above MU 7 is a grazing unit with an established carrying capacity of 160 Animal Unit Months (AUM's) and will be bid on an AUM basis. If you are the successful bidder and are issued the lease you will be responsible for 100% of the maintenance of the perimeter fence. There is no water on this tract therefore water development would be necessary.

Q. Can I graze the Agricultural Leases?

A. At this time the grazing acres (creek bottoms) associated with the Ag Leases are classified as grazing acres unused and are not charged for in the Ag lease. If you desire to graze an Ag Lease in the future you will need permission from the ELO and you will be required to permanently fence the perimeter and you will be 100% responsible for the maintenance of that fence.

Q. How will the currently planted Winter Wheat acres be treated?

A. There are approximately 3000 acres of winter wheat that are currently seeded, primarily in MU's 1,2,3 and 6 and the seller has retained ownership of the planted winter wheat crop. If you wish to bid on these MU's you will submit a bid for the entirety of the MU but for the 2018 crop year you will only be charged for the acres that are not seeded to winter wheat. You will be billed for the full amount in 2019 and for the remaining term of the lease.

Q. What crops can be seeded?

A. There are no restrictions on what crops can be seeded, however, if you intend to seed into some type of hay crop you will be required to consult with the lands staff at the ELO and be granted authorization from them. No matter the crop planted the Ag leases will remain Ag leases and will be billed as such

Q. Can the public access and recreate on this property?

A. Yes, any member of the public, with the proper licensing can recreate on this property in accordance with the administrative rules for recreational use of state trust lands. At this time DNRC intends to restrict motorized vehicle use to county roads and the state highway only. Walk-in access from the county roads or state high way will be allowed for the entire property. Categorical recreational use closures will be in place for all seeded annual crops according to existing recreational use rules.